

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
SW/S Eastern Boulevard, 320' W of
Emala Avenue * ZONING COMMISSIONER
(2835 Eastern Boulevard)
15th Election District * OF BALTIMORE COUNTY
5th Council District * Case No. 02-189-X
Eaves Auto Parts, Inc., Owners;
Philip J. Blythe, Contract Purchaser *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, Eaves Auto Parts, Inc., by Walter F. Eaves, Sr., President, and the Contract Purchaser, Philip Joseph Blythe, through their attorney, Alfred L. Brennan, Jr., Esquire. The Petitioners request a special exception for a service garage and living quarters in a commercial building. The subject property and requested relief are more particularly shown on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Walter F. Eaves, Sr., property owner, Philip J. Blythe, Contract Purchaser, J. Scott Dallas, Inc., the Registered Property Line Surveyor who prepared the site plan for this property, and Alfred L. Brennan, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is an irregularly shaped parcel located on the south side of Eastern Boulevard, just west of Emala Avenue in Middle River, not far from the Glenn L. Martin State Airport. The property contains a gross area of .370 acres, more or less, zoned B.L., and is improved with a two-story brick and block building. The first floor of the building is used for commercial purposes, while the second floor contains two residential apartment units. In addition to the building, the property contains a macadam-paved

ORDER RECEIVED FOR FILING

Date 1/23/02

By [Signature]

area in the front, and a gravel parking area to the rear of the site. Mr. Eaves testified that he is President of Eaves Auto Parts, Inc., which has operated on the subject property for the past 23 years. He indicated, however, that his corporation has only owned the property for approximately 6 years. As the name suggests, the business, which occupies the first floor of the building, is a retail auto parts supplier. Mr. Eaves testified that his business sells auto parts to members of the public; however, the primary focus is to sell auto parts to service garages, dealerships, etc. The business utilizes approximately 10 vehicles, including 7 pick-up trucks and 3 automobiles. As shown on the site plan, the building contains one service bay, which is occasionally used for routine maintenance and service of the company's vehicles. That is, only the pick-up trucks and automobiles owned by Eaves Auto Parts, Inc. are serviced and maintained on the subject site.

As noted above, the second floor of the building contains two residential apartments. There is a separate entrance to these apartments. Photographs of the exterior of the building showing this access and the location of the apartments were submitted at the hearing. Apparently, these apartments have existed for many years. In this regard, Mr. Eaves indicated that the units have been residentially leased during his entire 23 years of occupancy of the commercial portion of the building. It is clear that his business and use of the property has existed without complaint or adverse impact on the surrounding locale for many years.

Mr. Blythe is under contract to purchase the subject property. He presently operates a towing business, known as Phil Blythe's Towing, several miles from the subject site on Eastern Boulevard. Mr. Blythe indicated that his property may be acquired by Baltimore County for revitalization purposes. Looking to relocate his business, he has negotiated a tentative contract to purchase the subject property from Mr. Eaves. The nature of Mr. Blythe's business is to tow vehicles that are mechanically disabled or damaged by accident directly to body shops or service garages where repairs are performed. Occasionally, a vehicle will be brought to his property for temporary storage until it is ultimately removed for repair/service elsewhere; however, no service or repair work is done at his location. Mr. Blythe believes that the subject property is an appropriate relocation site for his business. He notes that there is sufficient area for storage in the

rear of the lot for disabled vehicles. Mr. Blythe anticipates continuing the arrangement of operating his towing business on the first floor of the subject building and leasing the residential apartments on the second floor. Also, he will use the existing service bay to maintain his tow trucks. It is not anticipated that public repairs, either mechanical, or body/fender work will be done here. It was also indicated at the hearing that the property will be upgraded by the installation of screening (slatted fence as buffer) and a durable and dustless parking area to the rear to accommodate storage needs.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Exception. As noted above, it is clear that Mr. Eaves' use of this property has existed for many years without detrimental impact to adjacent properties, or the health, safety or general welfare of the surrounding locale. Although Mr. Blythe's business is somewhat different, it is in the same general nature of the existing use and I do not believe that the proposed conversion and new use will cause any detrimental impacts on the neighborhood. In fact, the installation of screening and improvements to the parking lot may be of benefit to not only this property, but to the neighborhood in terms of its appearance. It is also to be noted that there were no Protestants at the hearing and that a favorable Zoning Advisory Committee (ZAC) comment endorsing the proposal was received from the Office of Planning. Based upon all of these factors, I find that the Petitioners have met the requirements of Section 502.1 of the B.C.Z.R. for relief to be granted.

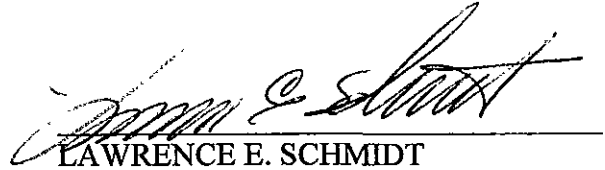
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of January, 2002 that the Petition for Special Exception for a service garage and living quarters in a commercial building on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their use permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period

from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

- 2) As referenced on the site plan and consistent with the requirements of Sections 405.A.1 and 405.A.2 of the B.C.Z.R., adequate screening and paving will be installed on the property.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 1/23/12
By LBj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 23, 2002

Alfred L. Brennan, Jr., Esquire
825 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL EXCEPTION
SW/S Eastern Boulevard, 320' W of the c/l Emala Avenue
(2835 Eastern Boulevard)
15th Election District – 5th Council District
Eaves Auto Parts, Inc., Owners; Philip J. Blythe, Contract Purchaser - Petitioners
Case No. 02-189-X

Dear Mr. Brennan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Walter F. Eaves, Sr.
325 Stillwater Road, Baltimore, Md. 21221
Mr. Philip J. Blythe, 1821 Eastern Boulevard, Baltimore, Md. 21221
Mr. J. Scott Dallas, 13523 Long Green Pike, Baldwin, Md. 21013
People's Counsel; Case File





Flood PLAIN

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 2835 Eastern Boulevard

which is presently zoned BL

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

*A service garage and living quarters in a
Commercial building*

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Philip Joseph Blythe
Name - Type or Print
Philip Joseph Blythe
Signature
1824 Kitty Hawk Road (410) 686-7494
Address Telephone No.
Baltimore, Maryland 21221
City State Zip Code

Attorney For Petitioner:

Alfred L. Brennan, Jr.
Name - Type or Print
Alfred L. Brennan, Jr.
Signature
Brennan and Brennan Attorneys at Law, P.A.
Company
825 Eastern Boulevard (410) 687-3434
Address Telephone No.
Baltimore, Maryland 21221
City State Zip Code

Legal Owner(s):

Eaves Auto Parts, Inc.
Name - Type or Print
Walter F. Eaves, Sr.
Signature
Walter F. Eaves, Sr., President
Name - Type or Print
Signature
2835 Eastern Boulevard (410) 391-5950
Address Telephone No.
Baltimore, Maryland 21220
City State Zip Code

Representative to be Contacted:

Alfred L. Brennan, Jr., Esquire
Name
825 Eastern Boulevard (410) 687-3434
Address Telephone No.
Baltimore, Maryland 21221
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 11/8/01

ORDER RECEIVED FOR FILING
Date 1/23/02
By [Signature]
2009/11/198

Case No. 02-189-X

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 07858

DATE 11/8/01 ACCOUNT R-001-006-6150
AMOUNT \$ 300.00

RECEIVED FROM: Brennan & Brennan
FOR: Special Exceptions to, 2835 Eastern Ave.
02-139-X (Eaves Auto Parts, Inc.)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TIME
11/08/2001 11/08/2001 09:29:33
REG 4501 CASHIER JRIC JMR DRAWER 1
RECEIPT # 071081 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 007858
Recpt Tot 300.00
300.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-189-X
2835 Eastern Boulevard
SW/S Eastern Boulevard, 320'
W of Emala Avenue
15th Election District
5th Councilmanic District
Legal Owner(s): Walter F.
Eaves Sr., Eaves Auto Parts Inc.
Contract Purchaser: Philip J.
Blythe

Special Exception: to permit a service garage and living quarters in a commercial building

Hearing: Friday, January 11, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/244 Dec. 27 C512768

CERTIFICATE OF PUBLICATION

12/27/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/27/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No. 02-189-X

Petitioner/Developer PHIL BLYTHE, ETAL

% BRENNAN / BRENNAN

Date of Hearing/Closing 1/11/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens
MR. GEORGE ZAHNER

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #2835 - EASTERN BLVD

ONSITE @ EAVES AUTO PARTS

The sign(s) were posted on

12/20/01

(Month, Day, Year)

Sincerely,

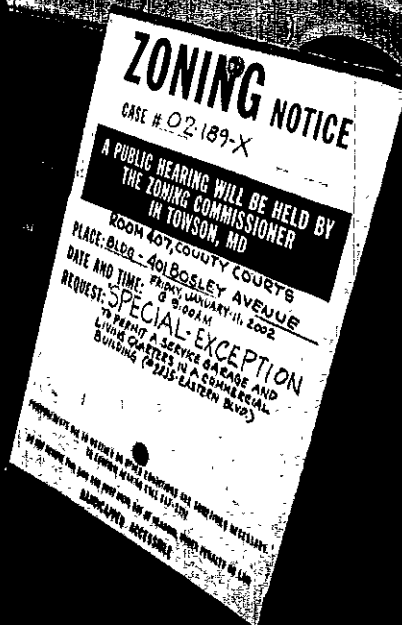
Patrick M O'Keefe 12/23/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-189-X

Petitioner: EAORS Auto Parts, Inc.

Address or Location: 2835 Eastern Boulevard

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alfred L. Brennan, Jr., Esq.

Address: 825 Eastern Blvd
Baltimore, Md. 21221

Telephone Number: 410-687-3434

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 27, 2001 Issue – Jeffersonian

Please forward billing to:

Alfred L Brennan Jr Esquire
825 Eastern Blvd
Baltimore MD 21221

410 687-3434

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-189-X

2835 Eastern Boulevard

SW/S Eastern Boulevard, 320' W of Emala Avenue

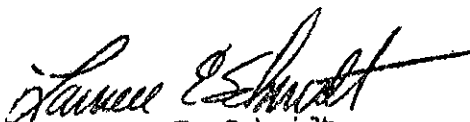
15th Election District – 5th Councilmanic District

Legal Owner: Walter F Eaves Sr, Eaves Auto Parts Inc

Contract Purchaser: Philip J Blythe

Special Exception to permit a service garage and living quarters in a commercial building.

HEARING: Friday, January 11, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G22
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 13, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-189-X
2835 Eastern Boulevard
SW/S Eastern Boulevard, 320' W of Emala Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Walter F Eaves Sr, Eaves Auto Parts Inc
Contract Purchaser: Philip J Blythe

Special Exception to permit a service garage and living quarters in a commercial building.

HEARING: Friday, January 11, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDR
Director

C: Alfred L Brennan Jr, Brennan & Brennan, 825 Eastern Boulevard, Baltimore 21221
Walter F Eaves Sr, Eaves Auto Parts Inc, 2835 Eastern Boulevard, Baltimore 21220
Philip J Blythe, 1824 Kitty Hawk Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 27, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 8, 2002

Alfred L Brennan Jr
Brennan & Brennan
825 Eastern Boulevard
Baltimore MD 21221

Dear Mr. Brennan:

RE: Case Number: 02-189-X, 2835 Eastern Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 8, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Walter F Eaves Sr, Eaves Auto Parts Inc, 2835 Eastern Boulevard, Baltimore 21220
Philip J Blythe 1824 Kitty Hawk Road, Baltimore MD 21221
People's Counsel

Come visit the County's Website at www.co.ba.md.us



LS
1/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** December 26, 2001

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2001
Item Nos. 176, 177, 178, 179, 181, 184,
185, 186, 187, 188, ~~189~~, 193, 190, 191,
193, 194, 195, 196, 197, 198, 199, and
223

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
December 12, 2001 410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

Property Owner: Carol Gallagher - 196
Dewey O. Davis, Jr. & Irene Alban - 194
Walter F. Eaves Sr., Eaves Auto Parts - 189

Location: DISTRIBUTION MEETING OF December 03, 2001

Item No.: 196, 194, and 189

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Res
11/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: December 17, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 2835 Eastern Blvd.

INFORMATION:

Item Number: 02-189

Petitioner: Eaves Auto Parts, Inc.

Zoning: BL

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit a service garage and living quarters in a commercial building.

Prepared by: Mae A. Quinn

Section Chief: Jeffrey M. Long

AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.13.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 189 JNP

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 150 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
2835 Eastern Boulevard, SW/S Eastern Blvd,
320' W of Emala Ave
15th Election District, 5th Councilmanic


Legal Owner: Eaves Auto Parts, Inc.
Contract Purchaser: Philip J. Blythe
Petitioner(s)

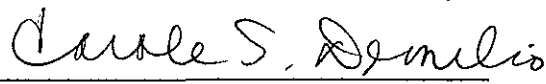
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-189-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

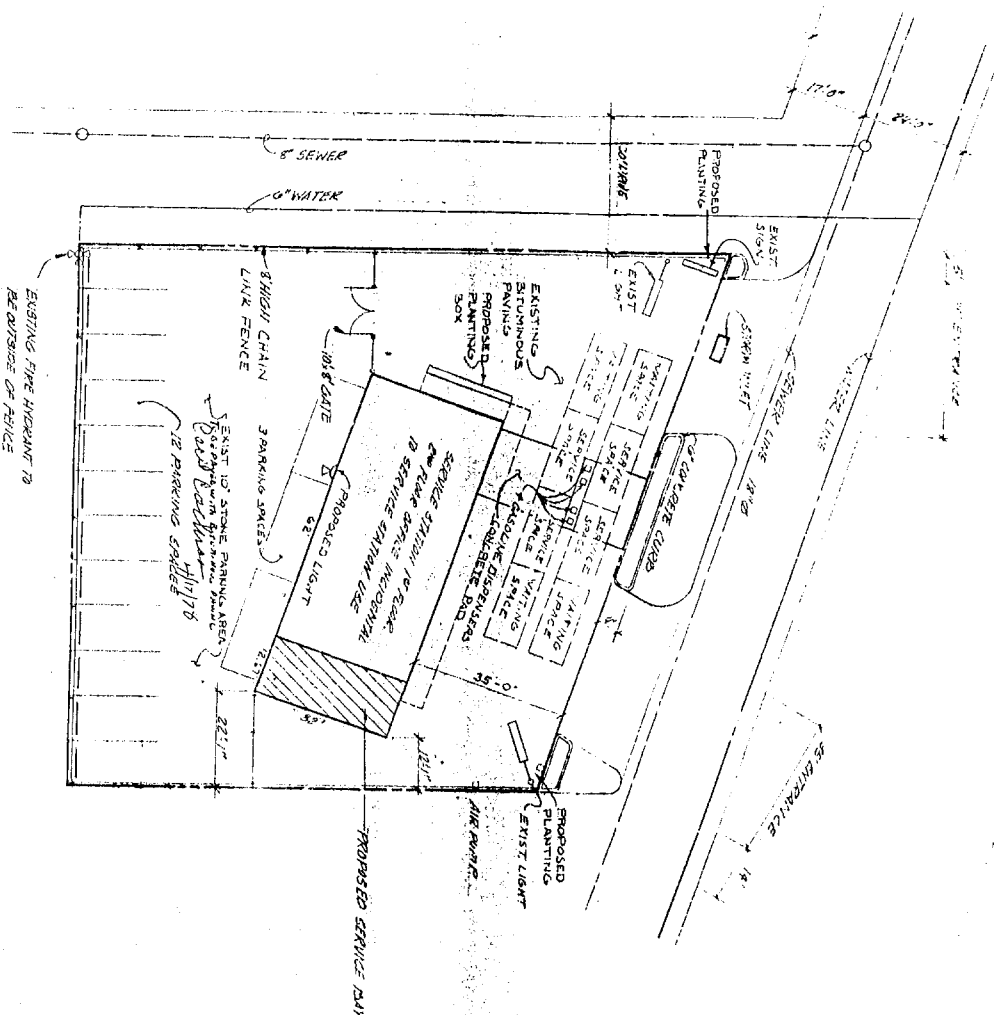

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

^{20th}
I HEREBY CERTIFY that on this 19th day of December, 2001 a copy of the foregoing Entry of Appearance was mailed to Alfred L. Brennan, Jr., Esq., Brennan and Brennan, 825 Eastern Boulevard, Baltimore, MD 21221, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

EXISTING BUILDING
CONCRETE FOUNDATION



SCALE: 1" = 20'

PARKING SPACES

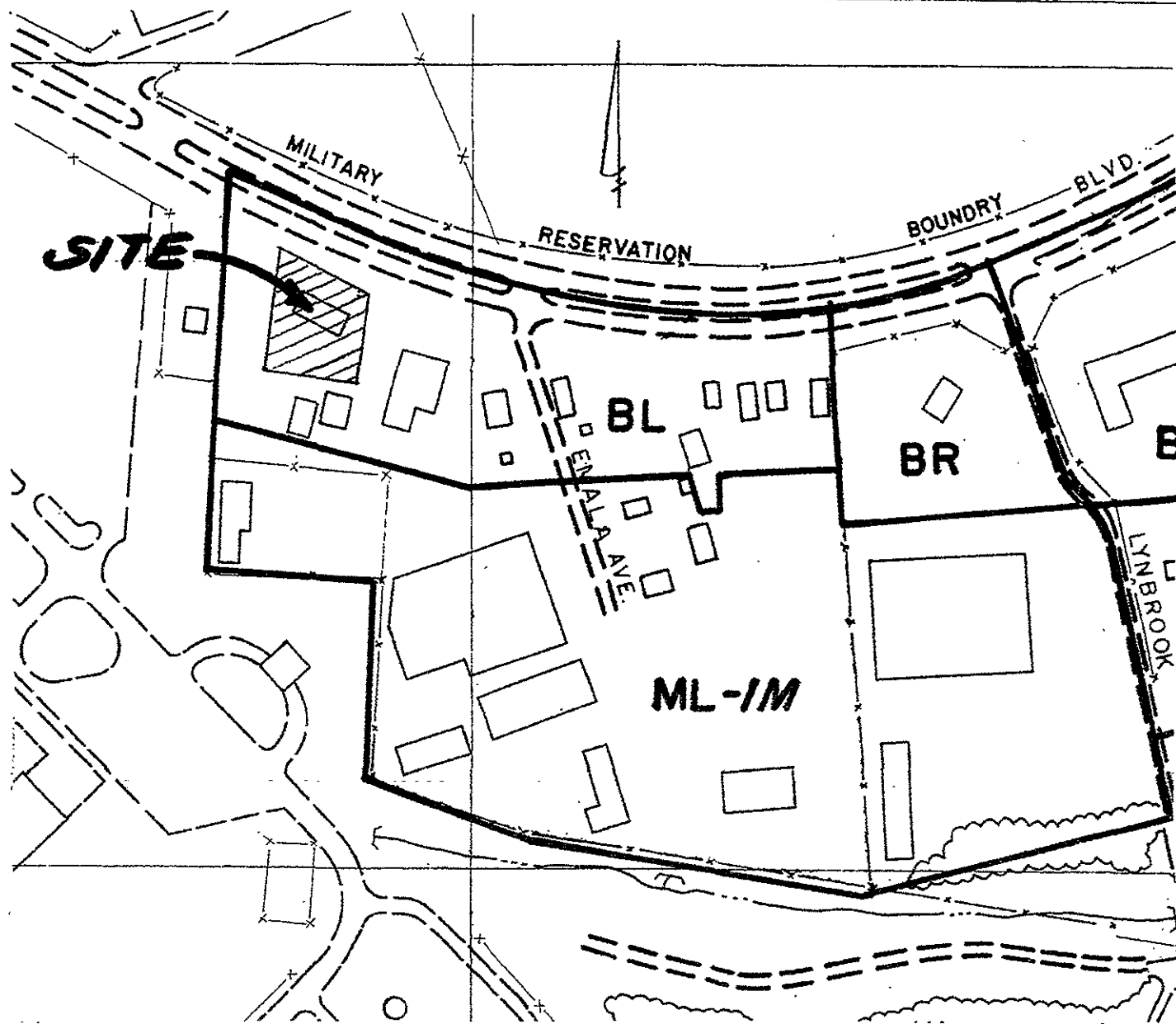
SERVICE SPACES 1 PER 500 SF	4 SPACES
SERVICE STATION 3 PER DAY	9 SPACES
TOTAL SPACES REQUIRED	13 SPACES
TOTAL SPACES PROVIDED	15 SPACES

VEHICLE REQUIREMENTS

1. VEHICLE REPAIR SERVICES, INCLUDING SELF-SERVICE REPAIR FACILITIES, BODY/STENCIL WORK AND PAINT GRAMMING ARE NOT PERMITTED.
2. SALE OF COFFEES, CANDIES, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES.
3. TREE SALE AND INSTALLATION.
4. SALE OF CAR, AUTO PARTS AND ACCESSORIES.
5. MINOR REPAIRS TO VEHICLES, SUCH AS REPAIRS TO TIRE OR WITH TIRES AND ALIRED PRODUCTS.

AREA REQUIREMENTS

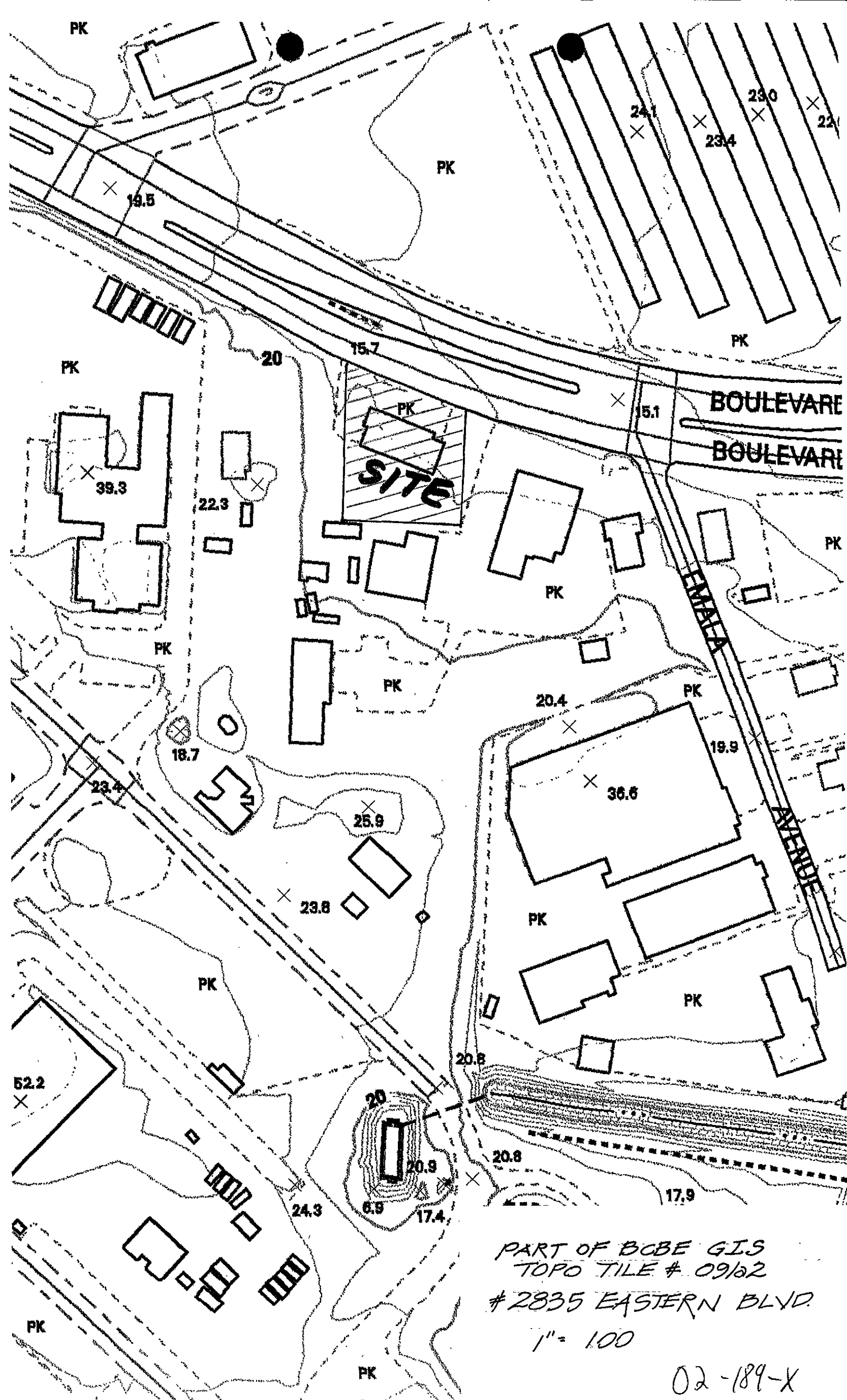
15000 SF MINIMUM REQUIRED
16295 SF EXISTS



PART OF O.P.Z. NE 4-J
1" = 200' ±

#2835
EASTERN
BLVD.

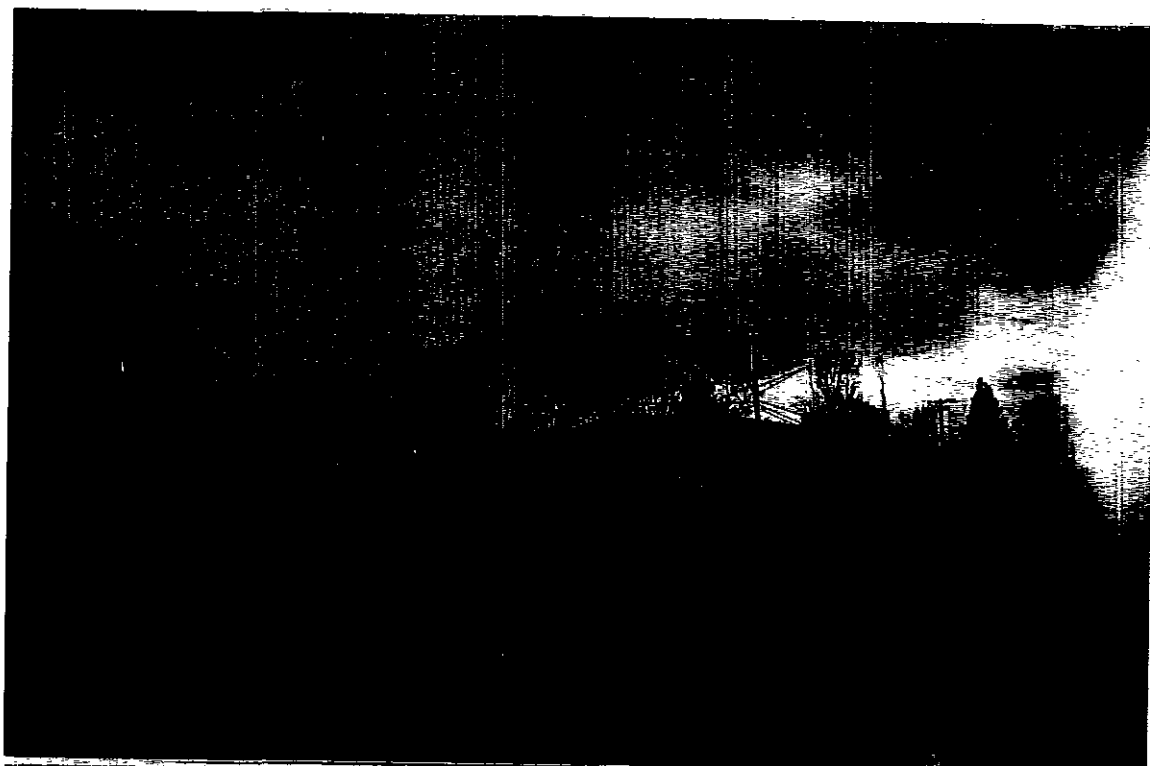
02-189-X
X-681-20



Petitioner's
Exhibit
2A-2F

Case # 02-189-X





1. PRIOR ZONING CASE HISTORY:

1. FLOOR ZONING CASE HISTORY:
 2B 471 ZONING MAP
 INDICATES APPLICABLE BUT NO ORDER NCLL10MO
 (SITE PLAN ONLY)
2. OWNER/SHO: GATES AUTO PARTS, INC.
 DEED REFERENCE 11373/607
 2838 EASTERN BLVD.
 BALTIMORE, MD 21220
 PHONE: 410-335-2566
3. PROPERTY INFORMATION:
 TAX MAP 91 GRID 8 PARCEL 382
 ACCT. NO. 1519391184
 4. AREA OF SUBJECT LOT: 16.131 SF. -- OR 0.370 AC. --
 5. PUBLIC WATER AND SEWER AS REFERENCED HEREON.
 6. ZONING OF SITE AND SURROUNDING PROPERTIES: BL
 7. SITE LIES OUTSIDE OFCA PER MAP NO. 91.
 8. SITE LIES WITHIN FLOOD ZONE C PER F.I.R.M. NO. 2400210
 9. FLOOR AREA RATIO = 4416/16131 = 0.27.

PROPOSED OFFICE 1984 SF X 3.3/1000 SF=	7 SPACES
SHOP (4 EMPLOYEES)=	4 SPACES
2 APARTMENTS	3 SPACES
TOTAL SPACES REQUIRED	14 SPACES
TOTAL SPACES PROVIDED	21 SPACE

62.

2BR APT.	2B5 APT.
-------------	-------------

2ND FLOOR FRONT

616

EX. USS AUTO PARTS STORE
PROP. USE: TOWING CO. OFFICE
W/ SERVICE GAR. FOR
SELF MAINTENANCE.

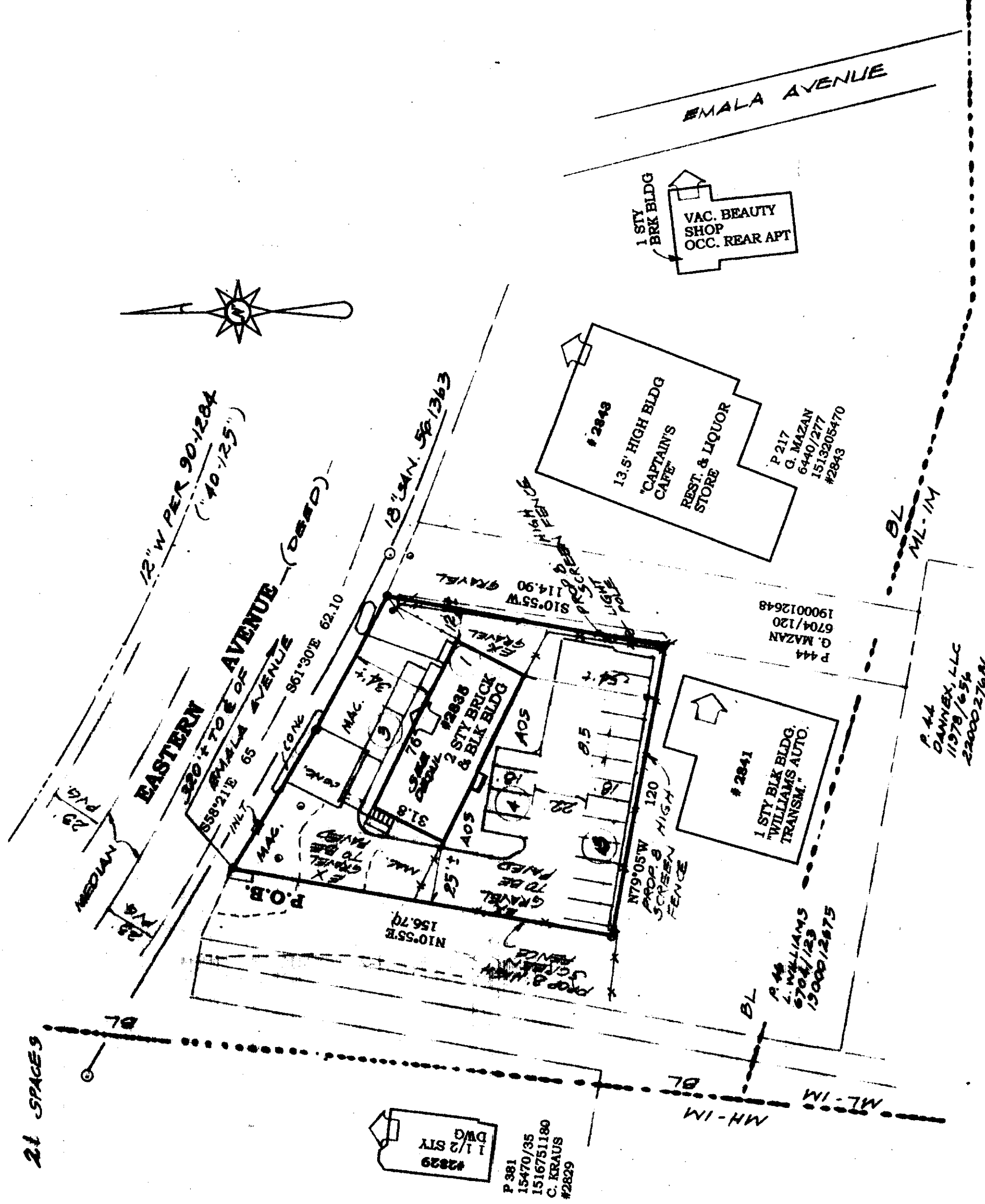
SERVICE DAY (1 ARG SPEC.)	14.
------------------------------------	-----

76.

1ST FLOOR FRONT

OFFICE	616
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#2835 DETAIL 1"=40'

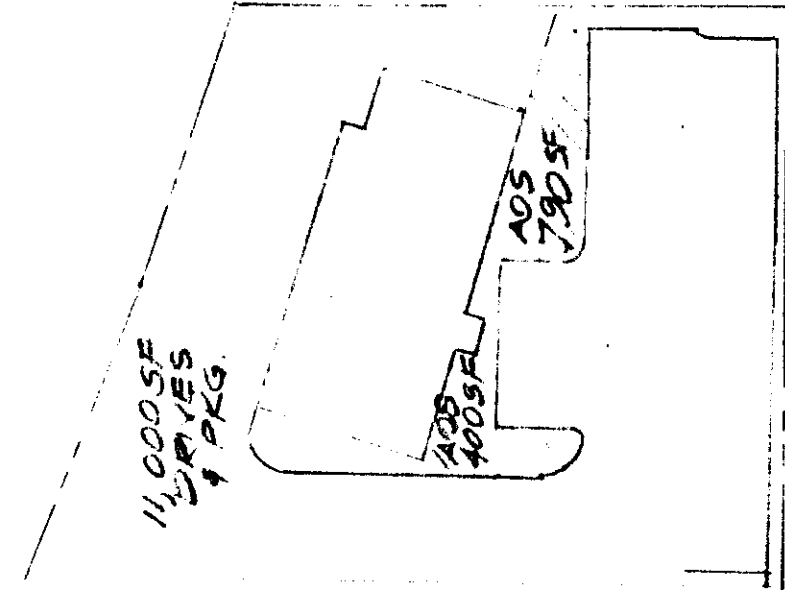
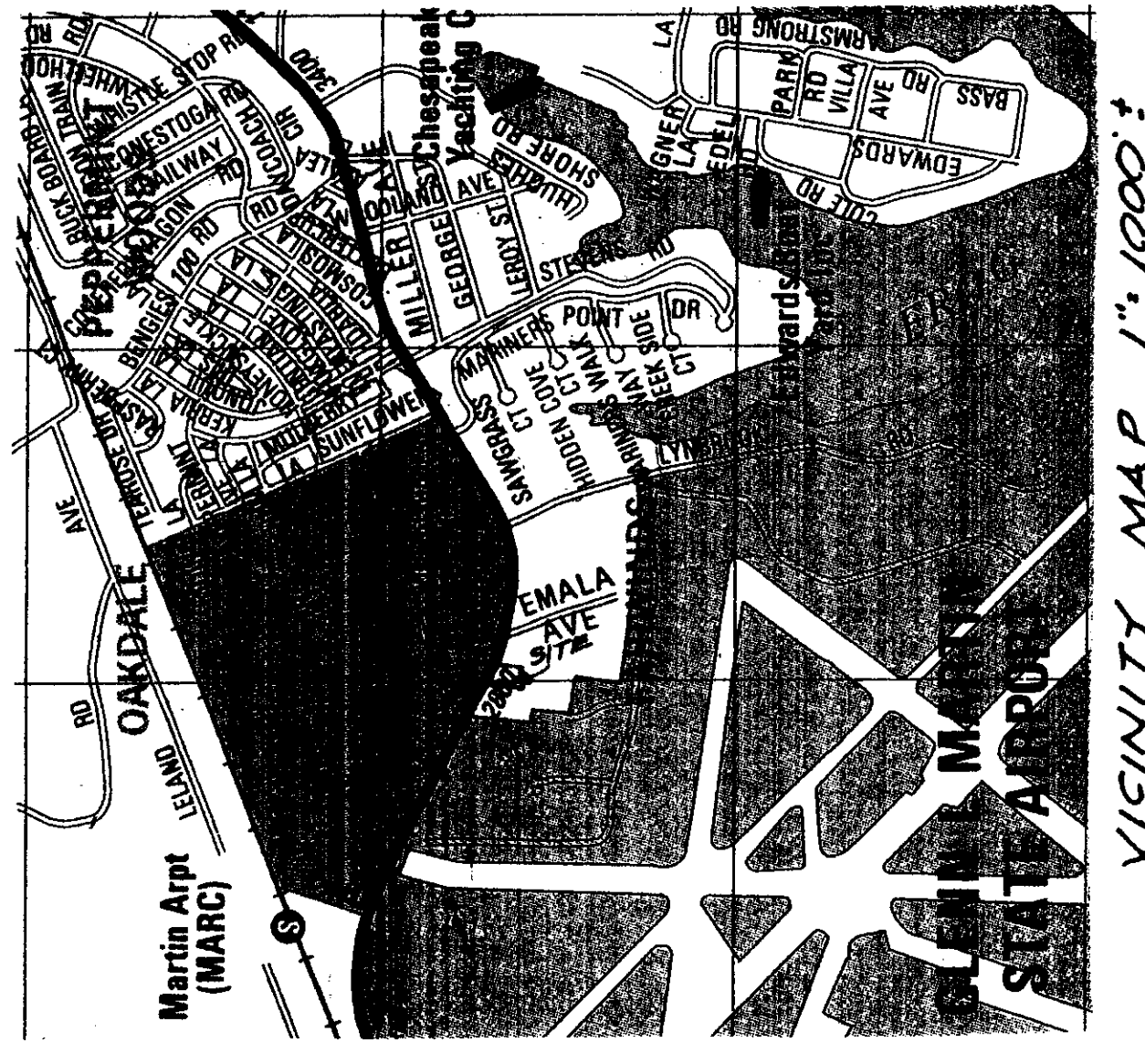
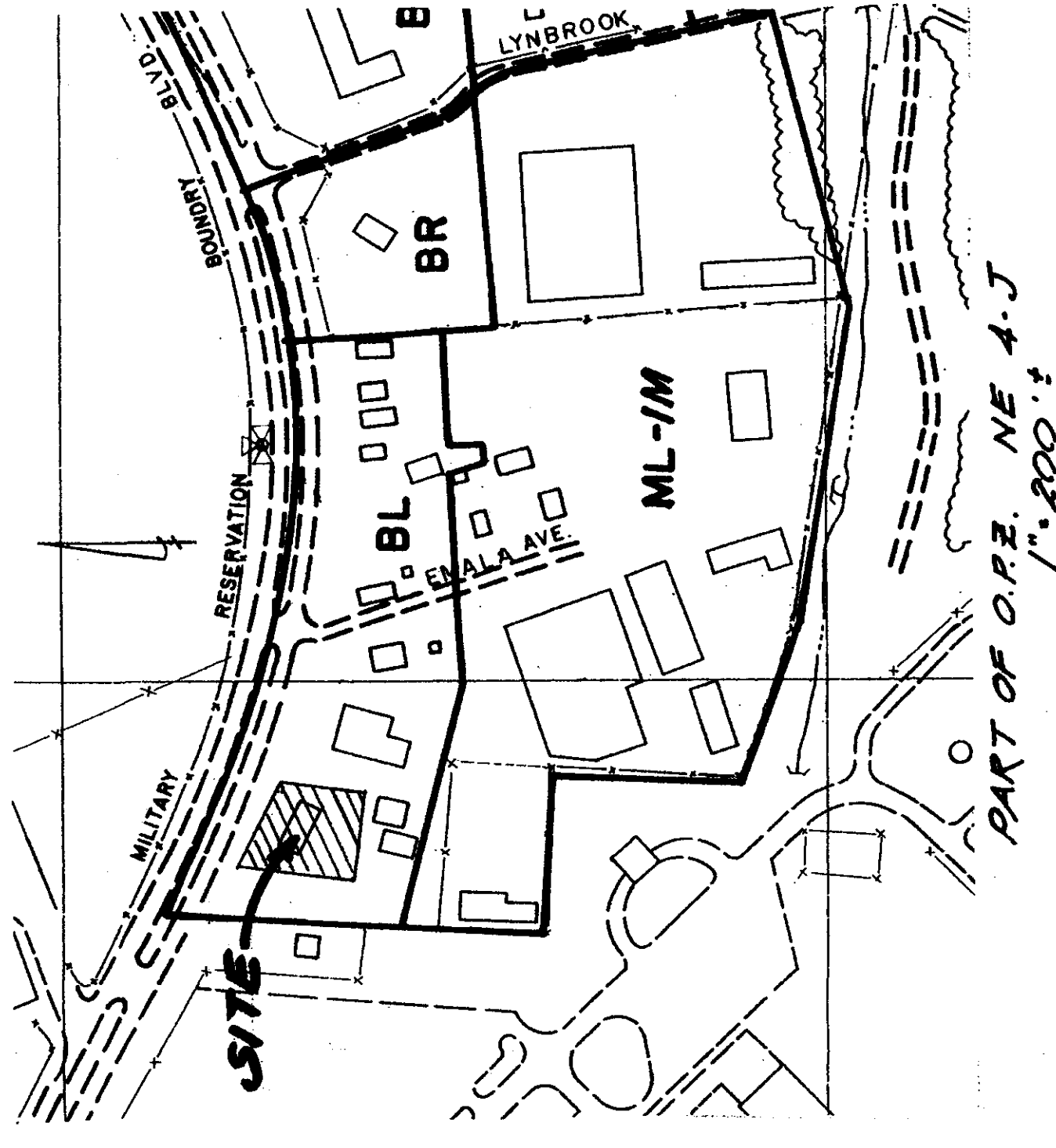


10. Damaged or dismantled motor vehicles may be stored on the premises of any conforming service garage or nonconforming use service garage, provided that any outdoor storage of such motor vehicles shall be subject to the following requirements:

Screening. All such vehicles shall be screened from off-site view by walls (including building walls) or fences at least eight feet in height. However, a screening wall or fence less than eight feet high but not less than six feet high, existing on the date of enactment of this provision¹ may serve in lieu of such eight-foot wall or fence. All such walls or fences facing residential zones or premises shall be finished or, in the discretion of the Zoning Commissioner, vine-covered or otherwise improved by the use of planting.

405A.2 Paving. The storage area shall be paved with permanent all-weather materials over suitably compounded and compacted base material, and shall be properly drained.

APPLICANTS SHALL HAVE ALL AREAS WITH A D/W
AND PAR. NO AREA PRIOR TO ISSUANCE OF
USE & OCC. PERMIT.



A.O.S. = 400 + 7.90 = 1390 SF PROVIDED
A.O.S. / FLOOR AREA RATIO = 1390 / 4416 = 0.27
A.O.S. DETAIL
(13,000 SF PKG. / DW AREA)
1" = 40'

***SITE PLAN TO ACCOMPANY PETITION TO
ALLOW LIVING QUARTERS IN A COMMERCIAL
BUILDING AND
SITE PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR A
SERVICE GARAGE IN A BL ZONE***

2835 EASTERN BOULEVARD

15TH ELEC. DIST. 5TH COUNC. DIST. BALTIMORE COUNTY, MD.
SCALE: 1"= 40' NOVEMBER, 2001

ITEM 02-189-X

J.O. #01-924